

# Executive Summary

The Consolidated Plan is a five-year strategic planning document that identifies Sunnyvale's overall housing and community development needs, and outlines a strategy to address those needs. Code of Federal Regulations, Title 24, Volume 1, Section 91.205 through 91.230 sets forth the content requirements for the Consolidated Plan. The Plan includes the following components:

- An Assessment of the housing and community development needs of the jurisdiction;
- A Strategy that establishes priorities for addressing the identified housing and community development needs; and
- A One-Year Action Plan that outlines the intended use of HUD funding and other resources.

HUD regulations require that the needs assessment and housing and community development strategy cover a five-year planning period. This Consolidated Plan covers the period from July 1, 2005 through June 30, 2010. However, the Plan will remain in effect and be implemented only so long as Sunnyvale receives Community Development Block Grant (CDBG) funds and HOME funds directly from the federal government under the entitlement provisions of these programs. A one-year Action Plan is updated annually as an amendment to the Consolidated Plan.

The 2005-2010 Consolidated Plan for the City of Sunnyvale satisfies the statutory requirements of the CDBG and HOME programs. The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. The objectives of the HOME program include funding for the acquisition and development of affordable rental and ownership housing for low-income households.

## SUMMARY OF CITIZEN PARTICIPATION PROCESS

Citizen input occurred in several different venues and formats:

- Eight Consolidated Plan community meetings in 2004 on October 13 and 14 and November 10 and 18 in diverse locations;
- Annual public review and comment on the City's participation in the CDBG Program;
- Interviews with 14 organizations serving low-income and special needs groups at six focus group meetings in October 2004;

- Housing and community development needs survey, in English, Spanish, Vietnamese and Chinese that were available at community centers/public buildings and distributed at all community meetings;
- Participation in a countywide telephone survey of public opinion on important community needs;
- Two Consolidated Plan public hearings and a joint meeting of the Planning Commission and Housing and Human Services Commission on March 7, 2005; and
- Public review and comment on draft Consolidated Plan during a 30-day comment period beginning on February 23, 2005 and the ending on March 25, 2005.

## Community Meetings

To encourage citizen participation in the development of the 2005 - 2010 Consolidated Plan, the Sunnyvale Community Development Department conducted eight community meetings during October and November, 2004. Details on these meetings and comments received at these meetings are included in **Appendix B**. Meeting locations were selected to include representation among various low-income and special needs groups as well as various geographic locations throughout the city. Among the comments received at the public meetings were:

- Need for sidewalks and accessibility improvements along and south of El Camino and Wolf;
- Need places devoted to seniors over 70 years of age;
- More affordable housing for seniors and families, particularly affordable rental housing for those in the lowest income brackets;
- Housing for seniors and special needs groups that provides, or is accessible to, supportive services and is close to bus stops;
- Greater access to retail and services in areas with high concentrations of seniors (particularly mobile home parks);
- More foreign language speakers for agencies that provide services to lower-income Sunnyvale residents;
- Improved public transportation services and more accessible placement of bus stops; particularly for seniors and persons with disabilities;
- Rent control for mobilehome housing;
- City owned trees are damaging pipes;
- Section 8 voucher funding needs to be increased to meet the local need;
- Litter and waste removal from city streets;
- More legal assistance for tenants regarding state landlord tenant laws;
- More local code enforcement;
- Building design so that handicapped and disabled persons do not have to travel long distances from parking lots; and
- Need to expand Columbia Neighborhood Center.

## Housing and Community Development Needs Survey

The City conducted a Housing and Community Development Needs Survey to develop priorities for allocation of CDBG and HOME funds. The surveys were printed in English, Spanish, Vietnamese, and Chinese and were distributed to service providers, at public meetings, at City Hall, and posted on the City's website. A total of 155 questionnaires were completed, ranking

priority needs for the following categories: community facilities; community services; infrastructure; neighborhood services; special needs services; businesses and jobs; and housing. These categories were further divided into specific topics, such as "homeownership assistance" (under the Housing category), "sidewalk improvements" (under the Infrastructure category) and "youth activities" (under the Community Services category). For each topic, the respondent was asked to rate needs that warrant expenditure of public funds with a rating of one to four, with one being the lowest rating and four being the highest rating.

Results of the survey are summarized in **Appendix B. Table ES-1** summarizes the top responses, those ranked, on average, as priority needs of two or higher in the rating (moderate to high priority needs).

**Table ES-1**  
**Top Responses to Housing and Community Development Needs Survey**

Need Category	Average Ranking
Senior Centers	2.6
Affordable Rental Housing	2.5
Senior Housing	2.4
Senior Activities	2.4
Health Services	2.4
Transportation Services	2.4
Sidewalk Improvements	2.4
Park & Recreational Facilities	2.4
Health Care Facilities	2.3
Libraries	2.3
Anti-Crime Programs	2.2
Fire Stations and Equipment	2.1
Centers/Services for Disabled	2.1
Neglected/Abused Children Center and Services	2.1
Employment Training	2.1
Homeless Shelters/Services	2.0
Mental Health Services	2.0
Job Creation/Retention	2.0
Street Lighting	2.0
Legal Services	2.0

## Countywide Telephone Survey

Sunnyvale, partnered with Santa Clara County and other cities in the County, commissioned a telephone survey to better understand public concerns on community needs for affordable housing, economic development, public services and facilities, education and job training, homeless services and shelter, and other services. The objective of the survey was to obtain representative public input of unmet needs in Santa Clara County. The survey was conducted between October 30 and November 13, 2004 and responses from 417 households selected at random throughout Santa Clara County.

Survey participants were asked to name the two most important community needs in each of five categories from a list of facilities, services, and programs that are eligible for funding under four federal programs: Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing for Persons with AIDS (HOPWA). Then survey participants were asked to rank the two most important community needs, overall, from the list of most important needs in the five categories previously presented to survey participants (community facilities, community services, public works, business assistance, and housing). The top seven community needs cited by respondents were: affordable housing construction (7.7 percent), facilities and services for at-risk youth (6.5 percent), health care facilities and services (6.5 percent), facilities and services for seniors (6.2 percent), anti-crime programs (6.1 percent), rental assistance for low-income households (5.8 percent), and facilities and child care services (5.3 percent).

## HOUSING AND COMMUNITY DEVELOPMENT NEEDS

Sunnyvale examined a number of community trends, characteristics, and conditions to reach a conclusion regarding community needs and conditions. Highlights of findings follow.

### DEMOGRAPHIC PROFILE

- The City's population peaked in 2001 at 132,711 and declined through 2004 to 131,709. A possible reason for the population decrease is the recession in the high technology sector of the local economy, which has led to job losses.
- While the age distribution of residents has remained relatively constant, there have been slight shifts in the age structure of the community, as reflected in the City's increased median age from 32.3 to 34.3. Over the past decade, the proportion of school-age children (age 5 to 17) increased slightly from 12.7% in 1990 to 13.2% in 2000, representing an increase of over 2,600 school-age children in Sunnyvale.
- Sunnyvale's senior population has shown a slight increase in number and proportion. Seniors age 65 and over accounted for 10.3% of the population in 1990. In 2000, this proportion increased to 10.6%.
- Sunnyvale enjoyed low unemployment rates in the 1990s. The annual unemployment rate for 2000 was 1.7%. However, the 2003 annual unemployment rate in Sunnyvale increased to 7.0. By December 2004, the unemployment rate had declined to 4%. It is difficult to discern how much of the decrease in unemployment is due to individuals who have stopped looking for work or who have moved from the area.
- ABAG projects that Sunnyvale will see steady growth in all sectors of employment through 2010. The strongest area of growth numerically is expected in the Manufacturing and Wholesale sector, with an additional 5,670 jobs.

- The number of family households increased from 54.9% in 1990 to 62.2% in 2000. The share of families with children rose from 22.9% of all households in 1990 to 27.5% in 2000. The number of families without children also increased, from 32% in 1990 to 34.5% in 2000.
- There were 14,519 families with children under 18 years of age in Sunnyvale, according to the 2000 Census. Of these families with children, approximately 18.8% were single-parent families. Approximately 72.5% of single-parent families had female heads of household. According to the 2000 Census, there were 6,377 single-parent households residing in Sunnyvale.
- Approximately 13% of all households in Sunnyvale were overcrowded in 2000 (more than one person per room). The extent of overcrowding varied considerably by tenure. Approximately 19.9% of renter households experienced overcrowding, compared to just 5.4% of owner households.
- From 1990 to 2000, the proportion of non-Hispanic White residents decreased from 64.6% to 46.6% of the City's population. In contrast, the proportion of Asian residents increased significantly during the same period, from 19% to 32.6%. Asians are currently the second largest racial/ethnic group in the City. The share of Hispanic residents also increased, from 12.8% to 15.2%.
- 2000 Census median household income in Sunnyvale was \$74,409, and the median family income was \$81,634. Male-headed single-parent families with children under the age of 18 had a median income of only \$56,500. Female-headed single-parent families with children under the age of 18 had a median income of \$41,900. Nearly 45% of Hispanic households earned 80% or less of median income compared to 22% for White households and 23% for Asian households. About 34% of Black households had lower incomes (80% of AMI).
- Sunnyvale has large numbers of residents who are characterized as special needs populations, including over 14,000 seniors (nearly 5,000 of whom are frail elderly), nearly 12,000 persons with one or more disabilities (physical, developmental, mental, and/or self-care), over 4,500 large family households, over 4,300 female-headed households with children, and nearly 300 persons who experienced homelessness at least one night during the year (mostly single adults).

## Homeless Needs

It is the goal of the jurisdictions within Santa Clara County, including the City of Sunnyvale, to coordinate services and facilities for the homeless through a regional, cooperative strategy, as a continuum of care. The goal of the continuum of care program is to help homeless residents get housing, job training, childcare, and other services. The continuum of care stresses permanent solutions to homelessness through comprehensive and collaborative community planning. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

Homelessness is a shared problem among Santa Clara County jurisdictions. Any attempt to quantify homeless needs must recognize that homeless individuals and families are not contained by jurisdiction boundaries, nor are facilities and services for homeless persons. Based on the County's Continuum of Care funding application to HUD, Sunnyvale along with other

cities and the County have agreed to a homeless needs and gaps analysis that assigns each jurisdiction a share of the countywide need based on homeless clients' last reported place of residence in the Homeless Management Information System database.<sup>1</sup> According to the database, approximately 4.4% of homeless clients countywide who reported a permanent residence stated they last lived in Sunnyvale.

Based on the HMIS data, it is estimated that there are 299 homeless persons in Sunnyvale and that 120 homeless persons (40.1%) have shelter. Homeless individuals comprise approximately 73.9% of the homeless population in Sunnyvale. Members of homeless families make up approximately 26.1% of the homeless population in Sunnyvale. Estimated homeless subpopulations in Sunnyvale include:

- Eight chronically homeless persons;
- 42 homeless persons who are seriously mentally ill;
- 36 homeless persons with chronic substance abuse problems;
- 12 homeless persons who are veterans; and
- Six homeless persons with HIV/AIDS.

Sunnyvale's share of the gaps in facilities and services includes the following, measured in beds, to accommodate additional persons:

- For individual homeless: 73 in emergency shelter, 102 in transitional housing, and 62 in permanent supportive housing; and
- For persons in families: four in emergency shelter, 11 in transitional housing, and 15 in permanent supportive housing.

Homeless facilities and services in Santa Clara County are provided through the individual efforts of the cities and the County and through a collaborative effort. The Santa Clara Collaborative on Affordable Housing and Homeless Issues (the Collaborative) is the lead entity for the implementation of the countywide Continuum of Care process and official forum for planning and implementing a response to end chronic homelessness in the County. The work of the Collaborative is shared by its members with staffing support provided by the County Homeless Concerns Coordinator (located within the County Executive's Office of Affordable Housing). The Collaborative has drafted a comprehensive Five-Year Continuum of Care Plan, which includes specific goals, strategies and action steps to work toward ending homelessness in the community. Further details on the Collaborative and the Continuum of Care plan are contained in the Santa Clara County-wide Consolidated Continuum of Care Application.

The City of Sunnyvale, as a participant in the Collaborative, supports regional efforts to address homelessness.

## Housing Market Conditions

- The median priced home in Sunnyvale in November 2004 was \$591,500, compared to \$562,500 countywide. Median rents in Sunnyvale in December 2004 ranged from \$755 for a studio apartment to \$1,723 for a three-bedroom rental unit. Only about one-in-five households can afford to buy or rent the median priced home in Santa Clara County.

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<sup>1</sup> A federally-mandated recordkeeping system for tracking homeless clients.

- About 2,620 single-family homes (11% of all single-family homes) and 4,465 multi-family units (17% of multi-family units) need substantial rehabilitation in Sunnyvale.
- A small number of Sunnyvale households (647) receive monthly rental assistance from the Housing Authority of Santa Clara County under the federal Housing Choice Voucher (Section 8) Program.
- There are approximately 2000 government-assisted housing units in Sunnyvale that provide affordable housing to low and moderate income renters.

## HOUSING AND COMMUNITY DEVELOPMENT NEEDS

The following identifies some of the major housing and community development issues for which the use of federal funds would be appropriate. The following list was compiled through examination of adopted City policies, documents, and technical reference material, and staff input. The needs are addressed in more detail in Chapter 3 of this Consolidated Plan, and the City's strategic response to addressing these needs is contained in Chapter 4 of this Consolidated Plan. The most pressing community needs for federal funding identified through preparation of the Consolidated Plan are as follows:

### Housing

- Rehabilitation of older single-family and multiple-family housing units, particularly in specific neighborhoods identified as high concentrated needs;
- Additional rental vouchers and affordable rental housing units for lower-income households;
- Expanded affordable ownership housing opportunities for Sunnyvale households;
- Preservation of assisted housing at risk of converting to market-rate housing;
- Expansion of accessible and affordable housing, particularly rental housing, for special needs groups: seniors, disabled persons, female-headed households and persons with HIV/AIDS; and
- Housing and supportive services for homeless and households at risk of becoming homeless, particularly emergency rental assistance and down payment assistance.

### Supportive Services

- Supportive services for special needs groups (such as seniors, persons with disabilities, and single-parent households) that allow for independent living; provide access to homes, neighborhoods, and daily life activities in the community; and assist individuals in obtaining work paying self-sufficiency wages.

### Community Development

- Street and sidewalk improvements throughout the city including older neighborhoods and commercial districts to make them ADA-compliant;
- Expansion of the Columbia Neighborhood Center.
- Replacement or reconditioning of the sewer collection system in older and lower income neighborhoods.

## HOUSING AND COMMUNITY DEVELOPMENT STRATEGY

The Consolidated Plan contains a strategy for addressing Housing and Community Development needs and describes:

- General priorities for assisting households.
- Strategies and activities to assist those households in need.
- Specific objectives identifying proposed accomplishments
- Monitoring of funded activities
- Institutional structure

It focuses on activities to be funded with the two entitlement grants that Sunnyvale City receives from the federal government. Where appropriate, the use of other funding sources to address identified housing and community development needs is discussed to provide a comprehensive picture of the City's overall housing and community development funding strategy.

### Housing and Community Development Priorities and Objectives

Housing and community development priorities are divided into the following general categories:

- Housing
- Homeless
- Public Services
- Community Development
- Removal of Barriers to Affordable Housing
- Anti-Poverty Strategy
- Lead-Based Paint Reduction Strategy

The strategy also addresses reduction in poverty, barriers to affordable housing, and hazards associated with lead based paint. A priority ranking using HUD definitions has been assigned to each category of housing and community development need as follows:

**High Priority:** Activities expected to be funded with federal entitlement grants during the five-year period.

**Medium Priority:** Activities that may be funded during the five-year period provided sufficient federal entitlement funds are available.

**Low Priority:** Activities that will not be funded by the City with federal entitlement grants during the five-year period. However, the City may support applications for funding from other sources when found to be consistent with this Plan.

**No Such Need:** The City finds there is no need for such activities or the need is already substantially addressed. The City will not support applications for funding from other sources for activities where no such need has been identified.



## **Housing and Supportive Services Needs and Objectives**

### **GOAL A: Expand the Supply of Affordable Housing**

#### **Priority A-1: New Housing Construction (High Priority)**

##### **Five-Year Objectives**

The following five-year objectives by household type are based on the annual goals in Table 13 of the Sunnyvale Housing and Community Revitalization Sub-element.

	<b>Small Related</b>	<b>Large Related</b>	<b>Elderly</b>	<b>Other</b>	<b>Total</b>
<b>Rental</b>	30	60	65	45	200
<b>Ownership</b>	200	150	0	95	445
<b>Total</b>	<b>230</b>	<b>210</b>	<b>65</b>	<b>140</b>	<b>645</b>

#### **Priority A-2: Increase Homeownership Opportunities for Low and Moderate Income Households (Medium Priority)**

##### **Five-Year Objectives**

- Assist 70 first-time homebuyers earning up to 80% of median income.
- Provide homebuyer education to 100 first-time homebuyers.

### **GOAL B: Preserve the Existing Supply of Affordable Housing – “At-Risk” Units**

#### **Priority B-1: Acquisition and/or Rehabilitation of Existing Assisted Rental Housing to Maintain Affordability (High Priority)**

##### **Summary of Five-Year Objectives**

The City's objective will be to preserve 299 units of federally-assisted rental housing “at risk” of conversion to market rate housing through a combination of direct City action and/or through assistance to nonprofit organizations. This program will not require that all units be assisted with federal funds covered by the Consolidated Plan, as other state, federal programs and local funds provide funding for the preservation of affordable rental housing.

#### **Priority B-2: Assist in Housing and Neighborhood Preservation Activities (High Priority)**

##### **Summary of Five-Year Objectives**

The City's objective will be to assist in the preservation of ownership and rental housing units, including rehabilitation; emergency repairs; painting; abatement of lead, asbestos, and other hazardous materials; and reconstruction (under limited circumstances) according to the following:

- 75 single family ownership rehabilitations (minor through substantial)
- 80 rental housing rehabilitations (minor through substantial)
- 60 owner-occupied units under the Paint Program
- 30 access grants
- 2,700 code enforcement actions per year (approximate number based on prior years)

**GOAL C: Provide Rental Assistance to Very Low and Extremely Low Income Households**

**Priority C-1: Work with the Housing Authority and Other Santa Clara County Jurisdictions in the Implementation of Rental Assistance Programs (High Priority)**

**Five-Year Objectives**

- Work with Housing Authority to maintain at least the current number of Section 8 certificates (647).
- Continue to assist up to 50 City employees, public school employees serving Sunnyvale, and/or child care workers with rental security deposit loans.

**Priority C-2: Take part in a regional partnership to work with non-profit organizations to support programs for emergency rent payment assistance and security deposit loan program.**

**Five-Year Objectives**

- Work with other jurisdictions in Santa Clara County, the Housing Authority, and nonprofit service providers to develop a countywide emergency rental assistance program.
- Assist up to 40 low and very low income Sunnyvale households

**GOAL D: Provide Supportive Services in Combination with Special Needs Housing**

**Priority D-1: Provide Housing and Related Supportive Services (High Priority)**

**Five-Year Objectives**

- Assist 6,945 seniors and 300 single-parent households.

**GOAL E: Provide Housing and Supportive Services for Persons with HIV/AIDS**

**Priority E-1: Provide Housing and Related Supportive Services for Persons with HIV/AIDS (Low Priority)**

**Five-Year Objectives**

- Assist 25 persons in Sunnyvale with HIV/AIDS in accessing HOPWA funded programs administered by the City of San Jose.

**GOAL F: Support Equal Housing Opportunity for All**

**Priority F-1: Support Fair Housing Services (High Priority)**

**Five-Year Objectives**

- Reduce discrimination in housing;
- Educate renters and rental property owners (including mobilehome park residents and owners) in Sunnyvale on rights and responsibilities;
- Provide homeownership training and education to 400 homebuyers;
- Assist in resolving up to 120 housing discrimination complaints; and
- 30 fair housing investigations

**Priority F-2: Support Housing Mediation Services (Medium Priority)**

The City will continue to support landlord-tenant mediation, dispute resolution and legal representation of tenants and jointly funded programs and services with the cities of Mountain View and Palo Alto, when feasible, to reduce evictions and support understanding between landlords and tenants.

**Five-Year Objectives**

- Provide up to 200 landlord-tenant mediation and dispute resolution cases.

**Priority F-3: Continue to Participate in Countywide Efforts to Promote Fair Housing (High Priority)****Five-Year Objectives**

To significantly reduce fair housing complaints and increase compliance with fair housing laws by expanded awareness of fair housing issues.

**Homeless Needs and Objectives**

Table 4-6 summarizes the City's homeless and special needs objectives.

**Table ES-2  
(HUD Table 1C – Part)  
Summary of Specific Homeless/Special Needs Objectives**

Obj #	Article I. Specific Objectives	Performance Measure	Expected Units	Actual Units
<b>Article II.</b>	<b>Article III. Homeless Objectives</b>			
G-1	Emergency Shelter – Individuals	Beds	15	
G-1	Emergency Shelter – Families	Beds	4	
G-1	Transitional Housing Beds – Individuals	Beds	50	
G-1	Transitional Housing Beds – Families	Beds	11	
G-1	Permanent Housing Units – Individuals	Units	30	
G-1	Permanent Housing Units – Families	Units	5	

**GOAL G: Provide Shelter, Housing, and Supportive Services to Homeless Individuals and Families****Priority G-1: Provide Homeless, Housing and Related Supportive Services for Sunnyvale Residents Who Are Homeless or At-Risk of Becoming Homeless (High Priority)****Five Year Objectives**

See Table 4-6 above (Expected Units) for specific homeless objectives.

## **Public Service and Facility Needs and Objectives**

### **Goal H: To Support Special Needs Individuals to Live Independently and Productively**

#### **Priority H-1: Provide Services to Seniors, Youth, and Persons with Disabilities (High Priority)**

##### **Five-Year Objectives**

- 275 seniors
- 100 persons with disabilities
- 895 at-risk youth
- 70 individuals with substance abuse
- 300 individuals assisted with workforce training and development

#### **Priority H-2: Expand the Columbia Neighborhood Center for Greater Service Capacity (High Priority)**

##### **Five-Year Objective**

Expand the current Columbia Neighborhood Center

### **Goal I: To Improve Neighborhoods and Increase Accessibility for Persons with Disabilities**

#### **Priority I-1: Provide Public Improvements in Low and Moderate Income Neighborhoods (Medium Priority)**

The City's efforts to support comprehensive approaches to neighborhood preservation involves a City commitment to public improvements in those areas of the City with concentrations of low and moderate income households. This priority will be pursued in block group areas that qualify as having concentrations of low and moderate income households (census block groups with concentrations of low and moderate income households exceeding 32.2%, as determined by HUD). See **Chapter 3, Figure 3-5**.

##### **Five-Year Objectives**

- Provide improvements in 19 U.S. Census "block groups" where approximately 47,000 persons reside, of whom nearly 20,000 are in low and moderate income households.
- Replace or recondition the sewer collection system in low and moderate income neighborhoods

#### **Priority I-2: Improve Accessibility in Public Rights-of-Way for Persons with Disabilities (High Priority)**

##### **Five-Year Objectives**

- Complete 275 sidewalk segments and curb cut accessibility improvements.

## **Removal of Barriers to Affordable Housing**

### **Goal J: Remove Public and Private Barriers to Affordable Housing**

The primary barriers to affordable housing in Sunnyvale are the high cost of housing, the lack of available land for new housing, and the scarcity of public funds to assist in the development of affordable housing. The City has limited ability to significantly reduce these barriers. The General Plan Housing and Community Revitalization Sub-element describes the factors within the City's control that can affect access to affordable housing such as Land Use Controls, Site Improvements, fees and other exactions, local processing and permit procedures, industrial-to-residential zoning, specific plans and density bonuses for affordable housing.

#### **Priority J-1: Seek to Remove Barriers to Affordable Housing (High Priority)**

##### **Five-Year Objectives**

- Implement Housing and Community Revitalization Sub-element policies and actions to reduce barriers to affordable housing.
- Support update of Housing and Community Revitalization Sub-element by June 30, 2007

## **Anti-Poverty Strategy**

The City's anti-poverty strategy has focused on linking needy individuals and families to supportive services through the primary job training and placement agency serving Sunnyvale residents North Valley Job Training Consortium (NOVA). NOVA is a regional agency that collaborates with other service providers, such as Sunnyvale Community Services, to deliver multiple services to individuals and families.

According to local service providers who participated in focus group meetings with the City on the Consolidated Plan, the basis for alleviating poverty is adequate employment opportunities with wages well above the poverty level of income. For many individuals, however, the availability of living wage employment will affect their ability to increase their income. Workers must have the necessary education and/or technical skills required for the available jobs. In addition, working families must have accessible and affordable child care. Access to transportation and affordable health care insurance (if not provided by the employer) are also key necessities that allow working individuals and families to stay gainfully employed. A successful anti-poverty strategy requires a multi-pronged approach to address all of the related needs. As the local economy improves, it is uncertain whether the key to alleviating poverty, more jobs that pay living wages, will increase. To significantly reduce poverty, the City would still pursue a comprehensive supportive service approach that combines education with job skills training, child care (particularly for single parents), access to transportation, health services, and affordable housing.

## **Lead-Based Paint Reduction Strategy**

The City of Sunnyvale has a two-tiered approach to the evaluation and elimination of lead-based paint hazards where the problem has been determined to be most prevalent. The City coordinates with the Santa Clara County Public Health Department to reduce lead-based paint hazard. The lead hazard evaluation program, known as the Childhood Lead Poisoning Prevention Program (CLPPP), involves outreach, screening, case management and public

education in targeted communities containing concentrations of older housing and low and moderate income households. The lead hazard reduction program involves environmental testing, lead hazard education, blood-lead testing for children, hazard reduction grants, and follow-up monitoring and testing.

Through its housing improvement programs, the City offers technical assistance to homeowners which includes information about lead-based paint hazards, testing for lead levels and training on safe work practices. The City requires all contractors be trained in lead safe work practices, before working on paint projects. Homeowners receiving paint grant(s) are also trained in lead safe work practices.

## **Resources for Housing and Community Development Activities**

The Community Development Department (CDD) has access to a variety of federal, state, and local resources to achieve its housing and community development goals. Specific funding sources will be utilized based on the opportunities and constraints of each project or program. **Chapter 4 (Table 4-1)** contains a list that summarizes the major sources of funding available to the City for implementing housing and community development activities. Funding sources include the federal and state funds and City of Sunnyvale Housing Fund, Santa Clara County regional funds, and private funds. The majority of funding for housing and community development activities are anticipated to come from federal programs, state programs, and local funds.

## **Institutional Structure**

Sunnyvale has worked closely with the State, other regional jurisdictions, and private agencies to coordinate strategies and resources in the community. Specifically, Sunnyvale has maintained its Housing and Community Revitalization Sub-element in compliance with State regulations. The City supports efforts by the County and surrounding cities, the Housing Authority of Santa Clara County, and local non-profit organizations in their efforts to provide adequate and affordable housing for residents of Santa Clara County and specifically residents of the City of Sunnyvale. The City participates in regional efforts to leverage private and local government resources with federal resources for the provision of affordable housing and/or supportive housing and services for residents of the regional community.

Sunnyvale works with the County of Santa Clara to secure mortgage credit certificates for first time homebuyers as well as bond financing and refunding of tax free mortgage revenue bonds for rental housing. Since most support service agencies are County based Sunnyvale cooperates with the other jurisdictions to insure that there is no duplication of services and that there is as efficient a delivery system as possible. The City continues to cooperate with the County and the Housing Authority on their applications for funding of various programs, as well as coordinating the delivery of social services throughout the community.

An on-going partnership continues with the North Santa Clara County cities. The development of the "Analysis of Impediments to Fair Housing" (AI) and the information in the Countywide Fair Housing Study in 2003 was a catalyst for further actions that resulted in the development of a specific Request For Proposals for Fair Housing Services entered into jointly by the cities of Mountain View, Palo Alto and Sunnyvale. This type of collaboration was the first of its type

between the northern regional cities of Santa Clara County. The goal was to obtain expanded services for each city's residents at a cost-effective rate. Staff worked on all aspects of the criteria development, interview and ranking process and the final contract negotiations.

Outreach and public information about fair housing has significantly expanded as a result of the competitive process and joint contract. In addition, staff organized a focus group of countywide participants to determine the composition and mission of a Countywide Fair Housing Task Force that was a recommended action item in the Countywide Fair Housing Study and included in Sunnyvale's AI.

Among the coordinating actions in which the City has participated during the past and in the preparation and implementation of the Consolidated Plan are:

- Quarterly meetings with representatives of each jurisdiction in Santa Clara County responsible for CDBG program implementation to share program knowledge and work collectively with HUD;
- Collaboration in the preparation of housing market, housing needs, and homeless needs sections of each jurisdiction's consolidated plan;
- Participation in a countywide task force to identify and address fair housing issues; and
- Participation and contributions in the Housing Trust Fund of Santa Clara County.

### **Monitoring of Funded Activities**

The City of Sunnyvale has established a monitoring process that meets all financial and management review requirements established by HUD for those activities. Evaluations have consisted of programmatic and financial review. The process that the City will continue to follow includes annual on-site monitoring consisting of a review of the administration, fiscal management, and program management.

### **Coordination Among Agencies**

The City of Sunnyvale provides many of the essential housing, community development, and economic development services. Those programs and services not directly provided by the City are coordinated with other local governmental agencies, such as Santa Clara County, and the Housing Authority of Santa Clara County. The City also relies on a network of non-profit organizations to coordinate program and service delivery.